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going to rely on cash rents as our way of figuring out value, and it goes like this. Let's imagine that you had three or four situations in which you knew the cash rent, and let's say it was a thousand dollars, and these, by the way, are hysterically inappropriate numbers but they make it, the math, easier for you. A thousand dollars in cash rent and the value of the land is \$10,000, and you had four or five of those in an area and then you found an arrangement in which...for which there was no comparable sale exactly, but you did know the cash rent and the cash rent was \$2,000. How much would the value of that piece of property be? And off of our head, let's see, h'm, thousand dollars cash rent, \$10,000 of value for the land; this is \$2,000 cash rent, I guess the value would be \$20,000. In your head you would have done a little piece of math. You would have taken the cash rent. You would have figured out what would be the cap rate, which is 10 percent, and you would have figured out the value. So if you have two of those numbers, the cash rent and the cap rate, you can figure out value, which is how this system works. We're going to learn cash rents, then we're going to apply a cap rate, and that's going to give us value. The difficulty is that the cap rate, under normal conditions, comes from the market, and that tells us what the appropriate second number is to give us the third number, which is the value, and that second number varies. Bruce Johnson, our ag economist out at the UNL Ag Campus, who studies this more than anything else and does a reporting system on land values, figures eight different cap areas, if you will, and then for each of three different types of land. There are 24 cap rates in Bruce Johnson's analysis of what the real values are here in the state, and the cap rates that he uses based on the market conditions are between 4 and 6 percent. This bill is 8 percent out of committee and now it's going to go up to about 11 percent with this change offered by this amendment. Understand that this bill sets a minimum, 8 percent, that you can't go below. Even though the real market numbers are now 4 and 6 percent, this sets it at 8 percent. Now that should have gotten a benefit to every farmer in the state except there are variations and, in fact, not all farmers did get a break under it and so I think this amendment is to make sure that every farmer gets a reduction in taxes, it seems to me. That's...that's how I see it anyway. The cap rate, one cap rate doesn't make sense. It's